



## Apartment One-bedroom (2+kk)

€ 532 920 | CZK 13 115 159

61.9 m², Brno-město, Pisárky, Nad Pisárkami







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Total area	76 m²
Floor area*	62 m²
Balcony	14 m²
Parking	Possibility to purchase a parking space
Garage	Yes
Cellar	2 m²
PENB	B
Reference number	109126

This premium bright and spacious apartment with a large balcony is part of the top-class Nová Myslivna residence with a reception, swimming pool, saunas, fitness zone, and rooftop restaurant. The project is located in a beautiful area in the middle of the forest park above Pisárky Valley.

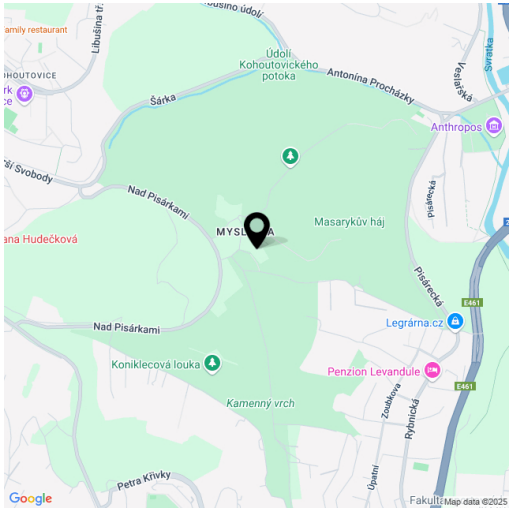
The layout of the 1st floor apartment consists of a living room with a preparation for a kitchen, a bedroom, a bathroom, and a foyer. All rooms have access to the balcony with beautiful views.

The high-standard facilities include wooden floors made of oiled oak, 2.1 m high rebateless doors, aluminum windows with insulating triple glazing and electrically controlled exterior blinds, a premium kitchen fully equipped with appliances, large-format ceramic floor and wall tiles, brand-name sanitary ware and faucets, and a smart home system controlling, among other things, cooling, and underfloor heating. The purchase price includes a cellar storage cubicle. It is possible to purchase a garage or outdoor parking space. The building uses modern sustainable technologies to reduce energy consumption (heat pumps, photovoltaic panels). Other benefits include a daytime reception, a relaxation zone with a swimming pool, several saunas and a gym, a stroller room, or a room for washing bikes or dogs.

The apartment building will be surrounded by greenery with water features and landscaping, which will naturally connect to the surrounding forest, perfect for walks or bike rides. A restaurant with impressive views of the city and the wine-growing Pálava region, 50 kilometers away, is directly in the building. There is a bus stop not far from the house, from where you can reach the city center in about 15 minutes, Campus Square shopping center is about 5 minutes away by car or bus.

Floor area 61.90 m², balcony 13.68 m², cellar 1.6 m².

Expected completion date is Q4 2026.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

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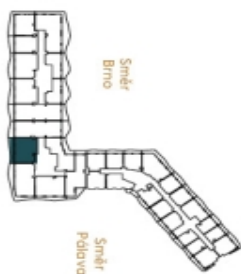
2.2.15	
2. NP   2 + Kk	
1st floor	1 bodm
<hr/>	
1	8,42 m <sup>2</sup>
Předsíň	
Hallway	
2	4,19 m <sup>2</sup>
Koupelna + WC	
Bathroom + WC	
3	13,79 m <sup>2</sup>
Ložnice	
Bedroom	
4	29,89 m <sup>2</sup>
Obývací pokoj + Kk	
Living room + Kitchen	
<hr/>	
Užitná plocha	56,29 m <sup>2</sup>
Usable area	
Podlahová plocha	61,90 m <sup>2</sup>
Floor area	
<hr/>	
Balkón	13,68 m <sup>2</sup>
Balcony	
<hr/>	
Celková plocha	75,58 m <sup>2</sup>
Total area	

EXKLUZIVNÍ ZASTOUPENÍ

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INTERVENTIONS, 1964, 1970



NOVÁ MYSLIVNA



Note: The areas of the individual rooms are only indicative. The facilities obtained in the floor plan (furniture, kitchen, electrical appliances, etc.) are not included. The delivery, delivery specifications, floor surface, and equipment are specified in the contract of completion, which is part of the order form in the relevant purchase contract. Adapted to gross dimensions (including minimum primary surface) without protruding.



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